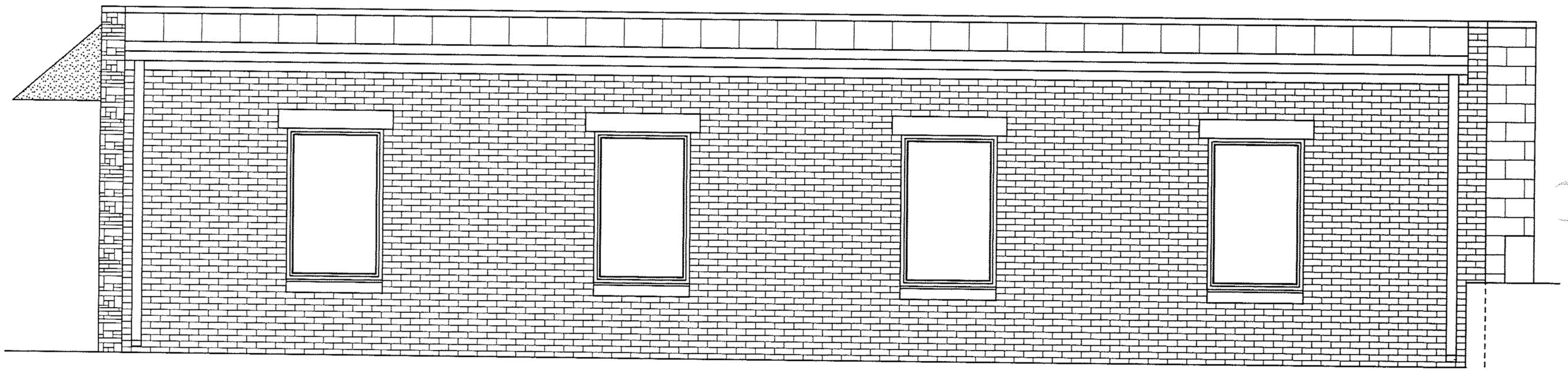
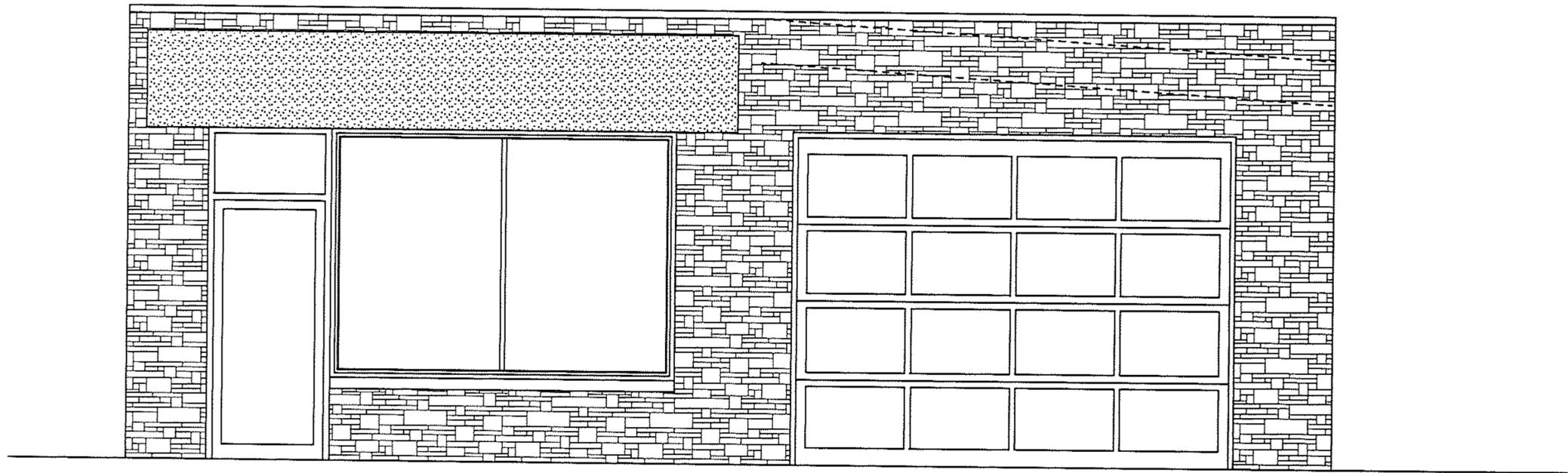


TONY DAVIS, FRANKFORT, KENTUCKY

JEFF RAINE ARCHITECT 02/05/19

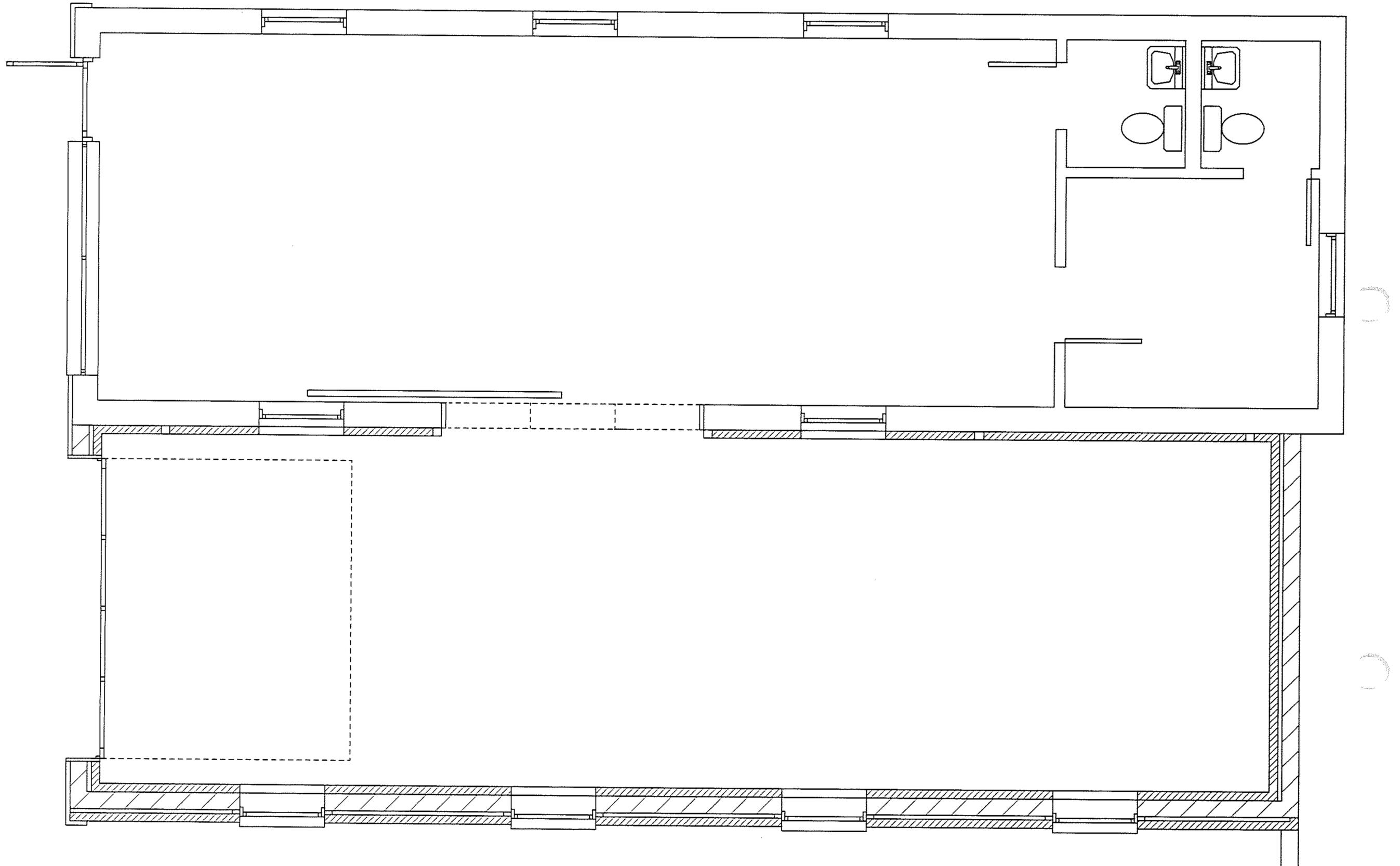


ELEVATIONS, KENTUCKY KNOWS COFFEE, 337 W. BROADWAY

SCALE: 3/16" = 1'-0"

TONY DAVIS, FRANKFORT, KENTUCKY

JEFF RAINE ARCHITECT 02/05/19



FLOOR PLAN, KENTUCKY KNOWS COFFEE, 337 W. BROADWAY

SCALE: 3/16" = 1'-0"

COUNTY OF	FISCAL YEAR	SHEET NO.	TOTAL SHEETS

NOTE: CONSTRUCTION OF CURBS, SIDEWALKS AND ENTRANCES TO BE IN ACCORDANCE WITH KENTUCKY DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS.

WHERE SIDEWALK IS CONSTRUCTED, IT SHALL CONFORM TO ADA STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS. (TO BE INSTALLED ON BOTH SIDES OF ALL COMMERCIAL ENTRANCES) AS CALLED FOR IN THE "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

- GI - EXISTING GRATE INLET (2'X2')
- SS - STREET SIGN
- CW - CROSSWALK CONTROL
- WM - WATER METER
- GV - GAS VALVE
- UE - UNDERGROUND ELECTRIC
- EXISTING STREET LIGHT
- EXISTING UTILITY POLE

- SCB - UNDERGROUND AT&T LINES AND MH
- SSMH - SANITARY SEWER MANHOLE
- W - EXISTING WATER LINE
- WV - EXISTING WATER VALVE
- HC - HANDI-CAP RAMP

ES-C - ELECTRIC SERVICE LINE TO BUILDING AND TELECOM CABLE (12" UTILITY ESMT) PER P.C. L., SLIDE 91

RELOCATE ELECTRIC SERVICE LINE

RELOCATE UNDERGROUND

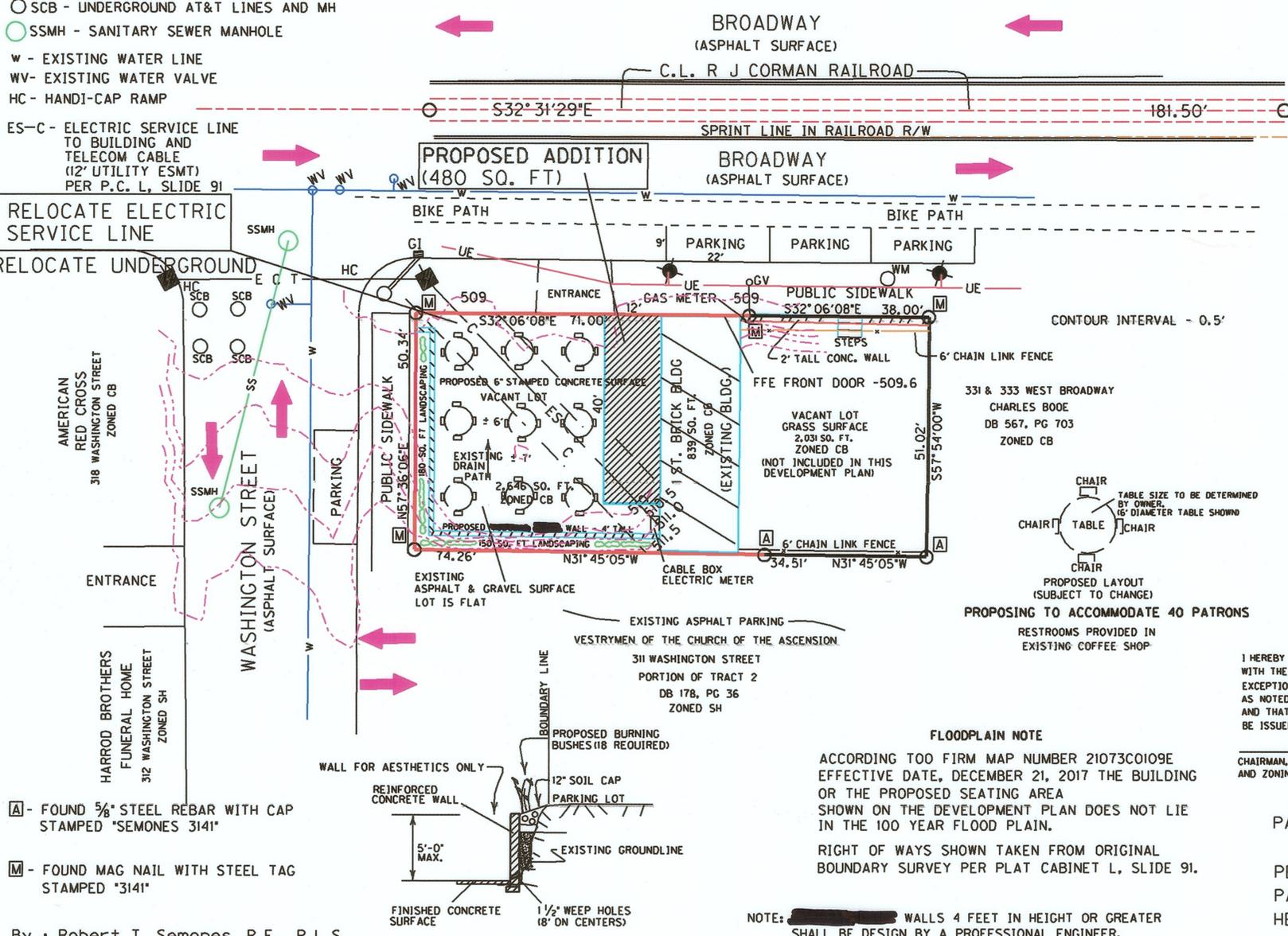
ZONE "CB" REQUIREMENTS
(CENTRAL BUSINESS DISTRICT)
MIN. LOT FRONTAGE- NONE
MIN. BLDG. LINE SETBACK - NONE
MIN. SIDE YARD - NONE
MIN. REAR YARD - NONE
MAX. LOT COVERAGE - 80%
MAX FLOOR RATIO - 3.2

NOTE: CURVE NUMBER (CN) OF SITE IS NOT BEING MODIFIED, THEREFORE NO DRAINAGE ANALYSIS IS NECESSARY.
SITE IS ALREADY SLIGHTLY SLOPED TO THE STREET.

AVAILABLE UTILITIES
ELECTRIC, WATER, CABLE
TELECOMMUNICATIONS - FRANKFORT PLANT BOARD
TELEPHONE - AT&T
GAS - COLUMBIA GAS
SANITARY SEWER - FRANKFORT SEWER DEPARTMENT
STORM SEWER - CITY OF FRANKFORT

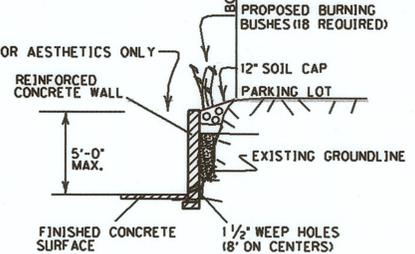
NOTE:
THE ZONING DISTRICTS IDENTIFIED ON THIS PLAT REFLECT THE ZONING DISTRICTS AT TIME OF APPROVAL AND SHOULD NOT BE RELIED UPON.

FHWA PROPERTY
330 WEST BROADWAY



- [A] - FOUND 5/8" STEEL REBAR WITH CAP STAMPED "SEMONES 3141"
- [M] - FOUND MAG NAIL WITH STEEL TAG STAMPED "3141"

By: Robert T. Semones, P.E., P.L.S.
P.L.S. Number 3141
317 West Fourth Street
Frankfort, Kentucky 40601
(502) 875-1646



NOTE: WALLS 4 FEET IN HEIGHT OR GREATER SHALL BE DESIGN BY A PROFESSIONAL ENGINEER.

THIS IS A DEVELOPMENT PLAN ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY IN ACCORDANCE WITH 201 KAR 18:150

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREON MEETS THE DEVELOPMENT PLAN SPECIFICATIONS AS OUTLINED IN SECTION 7.04.05 "SUBMITTAL REQUIREMENTS FOR SITE PLANS FOR MAJOR PROJECTS AND DEVELOPMENT PLAN APPROVALS. THE BOUNDARY LINES HAVE BEEN FIELD VERIFIED BUT IN NO WAY DOES THIS DEVELOPMENT PLAN REFLECT A BOUNDARY SURVEY IN ACCORDANCE WITH 201 KAR 18:150 EFFECTIVE 12/3/2010. THE BOUNDARY SHOWN WAS ESTABLISHED PER PLAT CABINET L, SLIDE 91.

ROBERT SEMONES, KY PE (18318) DATE 10/19/18

CERTIFICATION OF AGREEMENT

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS FINAL DEVELOPMENT PLAN WITH MY (OUR) FREE CONSENT, WITH THE EXCEPTION OF SUCH VARIANCES OR OTHER CONDITIONS OF APPROVAL, IF ANY, AS ARE NOTED HEREON OR IN THE MINUTES OF THE FRANKFORT, FRANKLIN COUNTY PLANNING COMMISSION. I (WE) FURTHERMORE UNDERSTAND THAT BUILDING PERMITS FOR CONSTRUCTION CAN ONLY BE ISSUED FOLLOWING THIS PLAN AND THAT AMENDMENTS TO THE PLAN CAN BE MADE ONLY BY OFFICIAL COMMISSION ACTION.

OWNER DATE 10-22-18

OWNER DATE

SITE DATA
AREA OF LOT = 0.127 ACRES
(5,515.61 SQUARE FEET)
ZONED "CB" (CENTRAL BUSINESS)
EXISTING USE - COFFEE SHOP
PROPOSED USE - OUTDOOR SEATING IN CONJUNCTION WITH COFFEE SHOP
TOTAL AREA OF BUILDING = 839 SQ. FT. (ONE FLOOR)
TOTAL AREA OF ADDITION = 480 SQ. FT.
REVISED AREA OF BUILDING - 1,319 SQ. FT.

F.A.R. = 0.24 (MAX = 3.2)
BUILDING HEIGHT OF STRUCTURE - APPROX 12'
NO NEW PARKING SPACES ARE BEING ADDED

CERTIFICATION OF SANITARY SEWERS WHEN SEWERS ARE EXISTING AND ADJACENT

The Frankfort Sewer Department hereby certifies that the property (properties) created by this action can be served by a public sewer by access across public right of way or dedicated easement and without otherwise crossing private property. We further certify that all easements or right of ways noted on this plat are acceptable to the Frankfort Sewer Department. This action does not release any property right not specifically noted.

ESTIMATED GALLONS PER DAY = 10X400 = 9,600 GPD

FRANKFORT SEWER DEPARTMENT DATE 10/19/2018

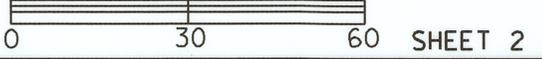
CERTIFICATION OF APPROVAL FOR FINAL DEVELOPMENT PLAN

I HEREBY CERTIFY THAT THE FINAL DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE REGULATIONS FOR THE CITY OF FRANKFORT, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES OR OTHER CONDITIONS OF APPROVAL, IF ANY, AS NOTED HEREON OR IN THE MINUTES OF THE FRANKFORT, FRANKLIN COUNTY PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED AS THE OFFICIAL PLAN FOR WHICH BUILDING PERMITS MAY BE ISSUED.

CHAIRMAN, FRANKFORT/FRANKLIN COUNTY PLANNING AND ZONING COMMISSION OR DESIGNEE DATE 10/19/18

PARKING - PER ZONE USAGE REQUIREMENTS
PER SECTION 4.245, NO OFF STREET PARKING IS REQUIRED FOR "CB" DISTRICT.
HERBIE CONTAINER USED FOR REFUSE

Scale: 1"=30'



LANDSCAPING CRITERIA
SEE ARTICLE 7, LANDSCAPE ORDINANCE 330 SO. FT OF LANDSCAPING IS BEING PROVIDED ABOVE PROPOSED RETAINING WALL.
34 BURNING BUSHES AT 3'-0" SPA. = 99'-0" (NO TREES REQUIRED)

DEVELOPER'S UTILITY STATEMENT
THE DEVELOPER HEREBY PROVIDES EASEMENTS AS SHOWN TO APPROVED UTILITIES. THE UTILITIES MUST BE APPROVED BY THE KENTUCKY PUBLIC SERVICE COMMISSION.

ACCEPTANCE OF EASEMENT RESTRICTIONS

The area indicated on the site plan by dashed lines and marked utility easements are hereby reserved for use by Frankfort Plant Board and the City of Frankfort for the purpose of providing utility services which include but not limited to: 1. Construct, maintain, operate, replace, or rebuild pole lines, pipelines, and/or underground lines, 2. Right of ingress and egress over all lots to and from indicated easements, 3. Right to trim or remove any trees, shrubs, or undergrowth necessary to maintain proper service, and 4. Right to keep said easements free of any structures or obstacles that may create a hazard, or prevent use of the easement for its intended purpose, or to limit or hinder access through, over and along easement, to the sole service of poles, cables, transformers, enclosures, or lines. It is understood that as part of the easement stipulation that owners, their heirs, or assigns hereby agree that no excavation will be attempted within five (5) feet of any buried facilities installed within the easement herein defined. Buried facilities shall be located prior to excavation by calling 811 at 1-800-752-6007. Property owners who place, construct, build or install structures, trees, fences, landscaping, or any other item within the easement, may be subject to charges relating to the removal of such items. Property owners are to use and enjoy the said lands included in the easement strips shown hereon, but such use shall not interfere with the right and privileges herein reserved.

OWNER/APPLICANT DATE 10-22-18

FRANKFORT FIRE DEPARTMENT DATE 10-29-18
FRANKFORT PLANT BOARD-ELECTRIC DATE 10-22-18
FRANKFORT PLANT BOARD-WATER DATE 10-22-2018
FRANKFORT PLANT BOARD-CABLE/TELECOM DATE 10-22-18
FRANKFORT PUBLIC WORKS DEPARTMENT DATE 10-28-18
PLANNING AND BUILDING CODES DEPARTMENT DATE 10/19/18

STATEMENT OF INTENT

IT IS THE INTENT OF THIS DEVELOPMENT PLAN TO ILLUSTRATE THE PROPOSED USE OF THE EXISTING BUILDING AND PROPOSED ADDITION LOCATED AT 337 & 339 BROADWAY AS OWNED ANTHONY DAVIS.

FRANKFORT FIRE DEPARTMENT DATE 10-29-18
FRANKFORT PLANT BOARD-ELECTRIC DATE 10-22-18
FRANKFORT PLANT BOARD-WATER DATE 10-22-2018
FRANKFORT PLANT BOARD-CABLE/TELECOM DATE 10-22-18
FRANKFORT PUBLIC WORKS DEPARTMENT DATE 10-28-18
PLANNING AND BUILDING CODES DEPARTMENT DATE 10/19/18

STATEMENT OF INTENT

IT IS THE INTENT OF THIS DEVELOPMENT PLAN TO ILLUSTRATE THE PROPOSED USE OF THE EXISTING BUILDING AND PROPOSED ADDITION LOCATED AT 337 & 339 BROADWAY AS OWNED ANTHONY DAVIS.

FRANKFORT FIRE DEPARTMENT DATE 10-29-18
FRANKFORT PLANT BOARD-ELECTRIC DATE 10-22-18
FRANKFORT PLANT BOARD-WATER DATE 10-22-2018
FRANKFORT PLANT BOARD-CABLE/TELECOM DATE 10-22-18
FRANKFORT PUBLIC WORKS DEPARTMENT DATE 10-28-18
PLANNING AND BUILDING CODES DEPARTMENT DATE 10/19/18

AUGUST 8, 2018

FRANKLIN COUNTY, KENTUCKY
CITY OF FRANKFORT, KY.
EXISTING CONDITIONS
PROPOSED CONDITIONS
FOR ANTHONY DAVIS
KENTUCKY KNOWS BOURBON COFFEE
337 & 339 WEST BROADWAY
FRANKFORT, KY. 40601
502-319-3225
PLAT CAB. L, SLIDE 91
DB 564, PG 418
CONTACT PERSON: TONY DAVIS
859-621-5261

PREPARED BY DATE
CHECKED BY DATE
APPROVED BY DATE

VENDORS NAME
1-32
FORM NO. 2

Cell Library: roadwoy.cel
Cell Name: sp
DD-MMM-YYYY HH:MM

KENTUCKY KNOWS
COFFEE

West Broadway St.



Bourbon Barrel
Coffee

Mon-Thur 5:30pm - 8:00pm
Friday 8:00am - 8:00pm
Saturday 9:00am - 7:00pm
Sunday 12:00pm - 5:00pm

www.kentuckyknows.com
ph: 859-621-5261

2 HR
PARKING
MON - SAT
8am - 5pm
←

